



The Corporation of the Town of LaSalle

Date:	November 4, 2018	Report No:	PL-62-2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1 & 2
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Application to Remove the Holding Symbol		
	<u>Our File No:</u>	Z-12/2018	
	<u>Applicant & Registered Owner:</u>	Head/D'Amore Development	
	<u>Agent:</u>	Dillon Consulting Limited	
	<u>Location:</u>	Part Lot 2, Concession 5 west of D'Amore Drive and north of Gabrieau Street (Heritage Phase 8)	

RECOMMENDATION:

Based on the information provided within this report, it is recommended that:

- Approval in principle be granted to this holding zone symbol removal application;
- A draft by-law to remove the holding zone symbol and a development agreement be prepared and brought back for adoption once the necessary agreement has been executed by the applicant to the satisfaction of the Town of LaSalle;

REPORT:

This report is intended to provide members of Council with recommendations regarding an application that has been submitted requesting Council approval for the removal of the

holding zone symbol from approximately 4.0 hectares of land, generally located west of D'Amore Drive and north of Gabriau Street (Heritage Phase 8). If approved, this application would allow thirty six (36) new single detached dwelling units to be built on the subject lands. Figure 1 attached depicts the location of the lands affected by this application.

The Official Plan for the municipality designates the lands subject to this application "Residential". Zoning By-law No. 5050 currently zones the lands subject to the application "Residential Three Holding – R3 (h)".

The Applicant's proposed new lotting and road pattern is shown on the attached Figure 2.

In assessing the merits of this application the following comments are offered for Council's consideration:

- i) A development agreement with the Town will be required to ensure that the owner of this property complies with all applicable municipal residential development standards and municipal servicing requirements;
- ii) All local roads will have a pavement width of 28 feet, with 5-foot wide continuous concrete sidewalks located along one side of the street. These new sidewalk are to be located a minimum of 5 feet from the curb, with street trees planted in the boulevard along both sides of the street, spaced every 30 feet;
- iii) Draft Plan approval has already been granted to this phase of the subject residential development. The lots within this phase of the Head / D'Amore Subdivision are being created by M-Plan. Individual lot lines for all the dwelling units will be created once the M-Plan has been finalized and registered for these streets;
- iv) The construction of the proposed new streets will improve vehicular and pedestrian circulation and connectivity. The developer will also construct the extension of the existing pedestrian walkway along Mia Anne Street to the intersection of D'Amore Drive.

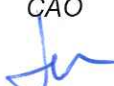

We would be pleased to answer any questions that you may have with respect to the above noted comments and recommendations.

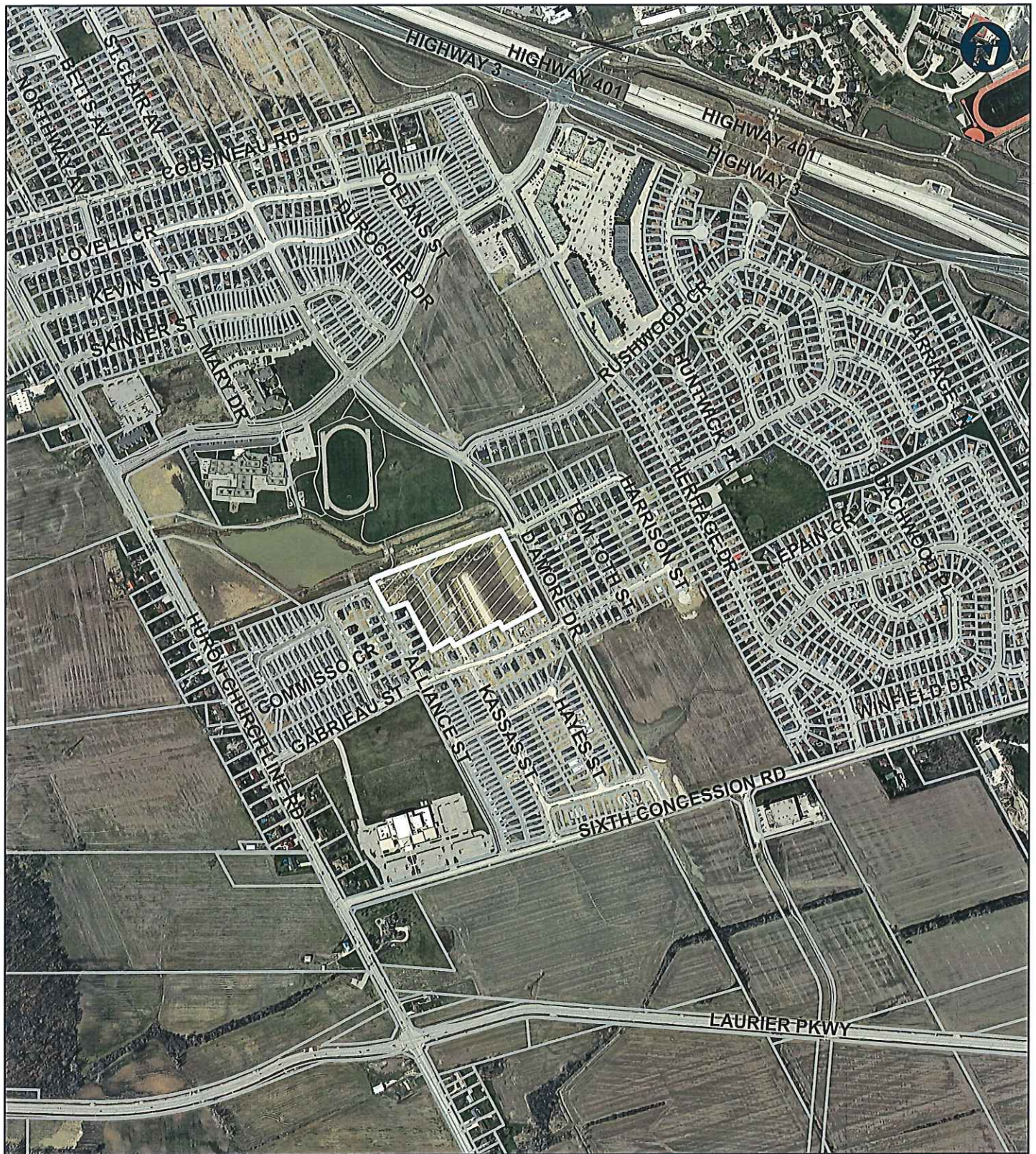
Yours truly,



Allen Burgess, MCIP, RPP. Supervisor of
Planning & Development Services

Attachment

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:5000

File No: Z-12-2018

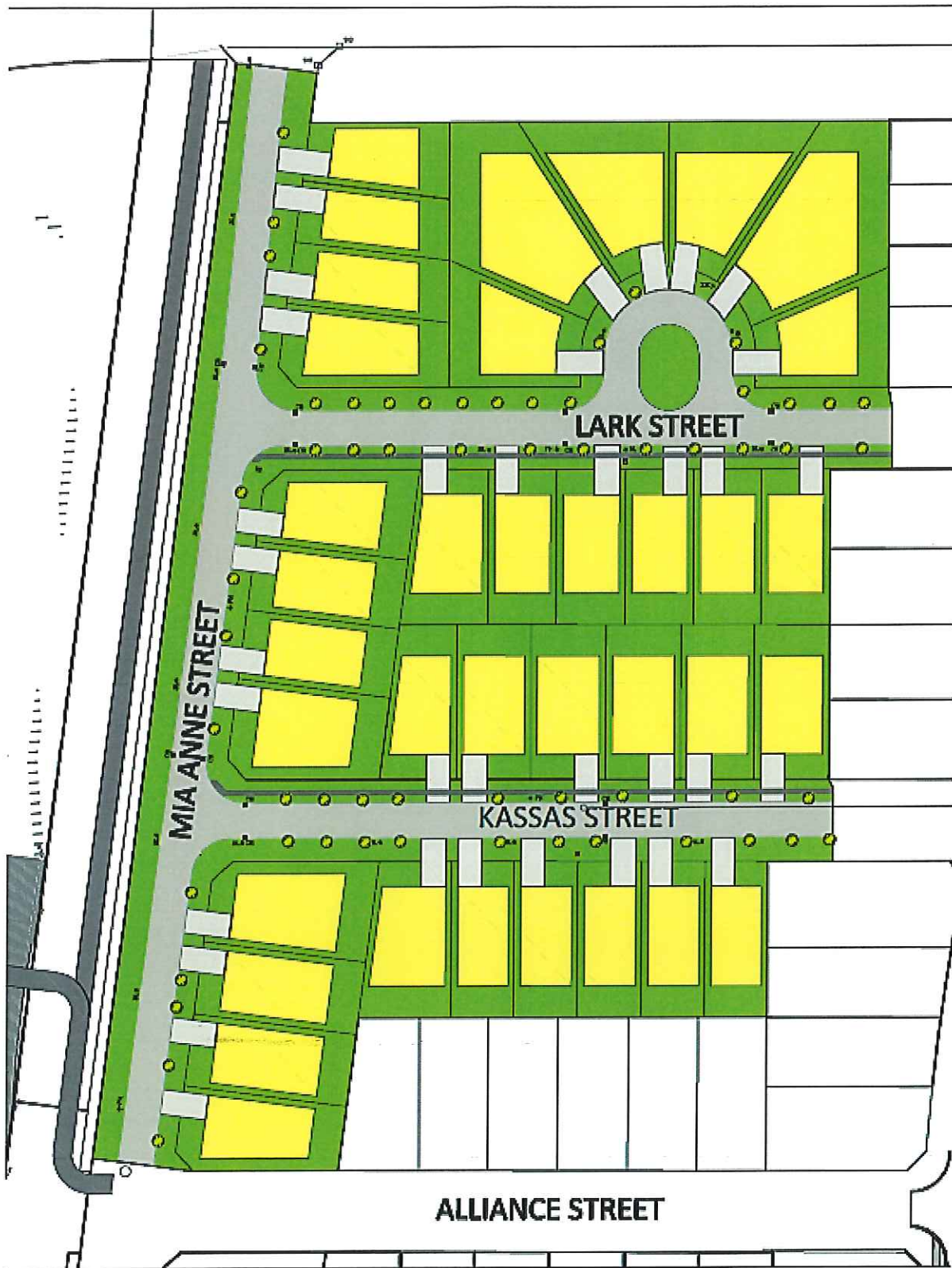
Prepared For: Planning Dept.

Applicant: Scott D'Amore

Prepared By: DSI

Date: November 5, 2018

Notes: This document is not a Legal Plan of Survey.



Legend:



Subject Lands

Title:

FIGURE 2 - CONCEPT PLAN



Scale:	NTS	File No:	Z-12-2018
Prepared For:	Planning Dept.	Applicant:	Scott D'Amore
Prepared By:	DSI	Date:	November 7, 2018
Notes:	This document is not a Legal Plan of Survey.		